

MUNICIPAL CORPORATION OF HYDERABAD (LAYOUT) RULES, 1965

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MUNICIPAL CORPORATION OF HYDERABAD (LAYOUT) RULES, 1965

In exercise of the powers conferred by sub-section (1) of Section 585, of the Hyderabad Municipal Corporations Act, 1955 (Hyderabad Act II of 1956), the Governor of Andhra Pradesh hereby makes the following rules,, the same having been previously published as required by sub-section (3) of Section 585 of the said Act.

1. . :-

These rules may be called the Municipal Corporation of Hyderabad (Layout) Rules, 1965.

2. . :-

They shall come into force from the date of publication in the Official Gazette. (i.e., from 20-1-1966.)

3. . :-

Every application for sub-division of land into plots or layout of private streets shall be made in the form specified in Appendix 'A' to the rules.

4. . :-

The application shall bear the signature of the owner of the land and licensed surveyor or architect together with his qualifications and licence number.

5. . :-

Each application shall be affixed with a court fee stamp of the value of rupee 1.

6. . :-

The applicant shall deposit in advance layout fee, which may be specified by the Corporation, from time to time, in the municipal treasury and attach the receipt of payment to the application.

7. The application shall be accompanied by site plan drawn to scale of 1:500 on tracing cloth in triplicate and a blue prints in duplicate signed by a licensed surveyor and the owner of the land furnishing the following particulars :-

(1) Boundaries of the land based on survey records, indicating S.Nos., within and around and contour levels at 15 metres intervals.

(2) Topographical details of the land upto 90 metres around the boundary of the site indicating, existing buildings, huts, roads, open spaces, natural water-courses, bigtress and other permanent features, which cannot be disturbed normally, the layouts already approved and developments which have taken place.

(3) High tension electric lines, water mains, main sewers, alignment of National Highways passing through the lands are certified by the concerned authorities.

(4) The direction and means of access from existing public or private street, intended level and width of proposed street and sections, the street alignments, the building lines, as per standard specification specified in Appendix 'B' to the rules.

(5) The position, number and size of individual buildings, plots, open

spaces for parks, playgrounds and other communal purposes, such as schools, shops, bus stops and parking places.

(6) In case the applicant is a Co-operative Housing Society, a true copy of the resolution recorded by its Managing Committee to the effect that all the roads and open spaces such as parks and, play grounds earmarked as per the lay out rules are free from all encumbrances", and duly attested by the President or Secretary of such Society shall be enclosed. In case the applicant is an individual person, a declaration on similar lines signed by him shall be enclosed.

8. . :-

The applicant shall also furnish a statement of arrangements made for providing approaches from the existing public or private streets, for levelling, metalling and asphaltting the proposed roads conservancy, storm water and underground drainage, street lighting and plantation of avenue trees, indicating the works which he undertakes to carry out and the remaining which he wants to be carried out at his expense by the Corporation.

9. . :-

A non-encumbrance certificate from Registration Departments for the lands covered by layout, together with a true copy of the title deed attested by a Gazetted Officer or by a Corporation Officer authorised by the Commissioner in this behalf shall be enclosed.

10. The layout plan shall satisfy the following requirements :-

(1) The proposed roads shall have the following widths with reference to their length subject to the provisions of the Development plan approved under the Act. Length of the road:

(a) 0'to 500'-40' or 13 metres.

(b) 501' to 1000'-50' or 16 metres.

(c) 1001' to 1200'-60' or 19 metres.

(d) 1501' to 2000'-80' or 25 metres.

(2) The area reserved for roads, parks and playgrounds shall not be less than 40% of the gross area of the land covered by the layout subject to the condition that the land covered by the roads shall not in any case be less than 20% of the gross area.

(3) Building lines shall be indicated in the site plan according to the following standards:

	Width of the road	Minimum depth of Setback from the nearest edge of the road
(a)	40 feet	10' or 3.05 metres.
(b)	50 feet	15' or 4.58 metres.
(c)	60 feet	20' or 6.1 metres.
(d)	80 feet	20' or 6.1 metres.
(e)	100 feet	25' or 7.6 metres.

(4) A plot intended for residential building shall not be less than 300 sq. Yards or 270 sq. metres, having a minimum width of 35 feet or 10.7 metres.

(5) Sites intended for non-residential purposes, such as shops or godowns etc., shall not be less than 300 sq. feet or 28 sq. metres, with a minimum width of 12 feet or 4.2. metres.

(6) Corner plots at the junction of roads shall be splayed with 10 feet or 3.05 metres off-set or rounded off.

10A. . :-

All the roads and open spaces such as parks and play grounds earmarked in accordance with these rules in a lay out, which is approved by the Corporation shall automatically stand transferred to free of cost; and vest with the Corporation free from all encumbrances. After such vesting, the Corporation shall maintain all such open spaces or the purposes for which they have been earmarked.

11. . :-

Having regard to the needs of the area and its neighbourhood, the Commissioner may earmark sufficient area in the layout for shops or shop-cum-residential plots with a minimum set-back of 20 feet or 6.1 metres from the nearest edge of the road to allow adequate space for pedestrains and parking of cars and buses in addition to an arcaded verandah 10 feet or 3.05 metres deep in front of such shops or buildings. The Commissioner shall, while approving the layout, indicate in sanctioned plan the plots approved for residential or non-residential purposes.

12. . :-

No residential plot or part thereof shall be utilised or permitted to be utilised for construction of buildings for non-residential or commercial purposes.

13. . :-

The Commissioner shall within 60 days of the receipt of the application with all the above particulars communicate to the

applicant the conditions and modifications subject to which the layout will be considered for approval and also inform him of the estimated cost of development and provision of public amenities.

14. . :-

The applicant shall within seven days after the receipt of letter under Rule 13 communicate to the Commissioner his agreement in the form prescribed in Appendix D' to raise the level of the site suitably, metal and asphalt the roads as per specifications prescribed by the Commissioner and plant avenue trees at such intervals as are indicated in the plan, or request the Commissioner to carry out the said works on his behalf and deposit the cost thereof as per estimates furnished by the Commissioner.

15. . :-

If no reply is received from the applicant within 15 days of receipt of the communication from the Commissioner referred to in Rule 13 the Commissioner may treat the application as having lapsed.

16. . :-

Where an applicant is permitted to carry out any work, he shall complete the works according to specifications within twelve months from the date of receipt of sanctioned layout [x x x].

17. . :-

Notwithstanding anything contained in Rule 16, the applicant shall deposit the estimated cost of laying sewers and underground storm water, drains, which shall be carried out by the Corporation.

18. . :-

The applicant shall deposit the entire cost of works or furnish Bank guarantee in the form prescribed in Appendix 'E' or execute a registered mortgaged deed in the form prescribed in Appendix 'C' to cover the entitle estimated cost of such works.

19. . :-

Unless and until the provisions of Rules 14,16,17 and 18 are complied with the Commissioner shall not accord final approval for the layout.

20. . :-

When the owner fails to complete the works to the satisfaction of the Commissioner within the prescribed period, the Commissioner will be at liberty to auction the plots so mortgaged and with the amount so realised execute such works and recover the excess amount, if any, incurred by the corporations arrears of property tax.

21. . :-

The owner shall undertake not to utilise, sell, lease or otherwise dispose of the land as sites for construction of buildings for residential or non-residential or industrial purposes until all the provisions of Rules 13 to 20 (both inclusive) are complied with to the satisfaction of the Commissioner.

22. . :-

No layout shall be approved on the basis of individual payment of charges towards the cost of works as laid down above.

23. . :-

The Government may, either suo motu or on an application made to them exempt any layout or class of layouts from the operation of all or any of the provisions of these rules.